

AG-LANDS INVESTMENT COMPANY

TO) WARRANTY DEED

ROUNDAWAY FARMS, INC.

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the legal sufficiency and receipt of which is hereby acknowledged, Ag-Lands Investment Company, a Tennessee business corporation, does hereby and by these presents convey and warrant unto Roundaway Farms, Inc., a Mississippi corporation, the following described real estate situated in DeSoto County, Mississippi, to-wit:

The West Half of the Southeast Quarter; the Northwest Quarter; and all of the South 100 acres of the Northeast Quarter lying South and West of a public gravel road running in a general Northwesterly-Southeasterly direction through said Northeast Quarter; LESS AND EXCEPT 5 acres as described in deed recorded in Book 62 at page 146; all of said land being in Section 2, Township 3 South, Range 6 West, DeSoto County, Mississippi, and being 308 acres, more or less.

The lands hereby described are the same as those purchased by Ag-Lands Investment Company by deed of Brooks E. Ross, et al, dated February 5, 1979, whether correctly described herein or not.

This conveyance is made subject to and grantor excepts from the foregoing warranty the following:

1. Taxes and special assessments for the year 1979 shall be prorated between grantor and grantee as of March 1, 1979.
2. That certain deed of trust of Ag-Lands Investment Company to William L. Rone, Trustee for Brooks E. Ross, et al, dated February 5, 1979, and recorded in Trust Deed Book 237 at page 509 of the records of the Chancery Clerk of DeSoto County, Mississippi.
3. An easement in favor of Mississippi Power and Light Company for the construction and maintenance of a powerline in

the South 100 acres of the Northeast Quarter of said Section 2, recorded in Land Deed Book 33, at page 223 of said records.

4. Zoning restrictions of DeSoto County, Mississippi.

5. An unrecorded agricultural lease between grantor and Bill Trantham for the year 1979 crop year.

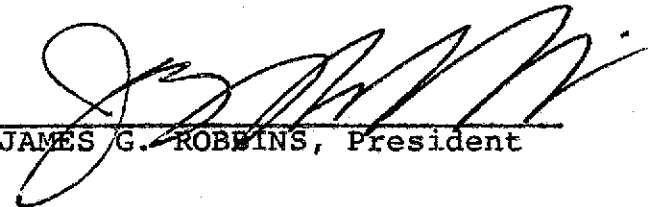
As a part of the consideration referred to above, the grantee, in the acceptance hereof, assumes, agrees to pay and agrees to hold grantor harmless therefrom, that certain note of grantor to Brooks E. Ross, et al, dated February 5, 1979, in the face amount of \$120,000.00, which said indebtedness is secured by that certain deed of trust referred to in Paragraph 2 above.

IN WITNESS WHEREOF, Ag-Lands Investment Company has caused its corporate name to be hereunto subscribed by its President and duly attested with its corporate seal hereunto affixed by its Secretary, in their capacities so to act, on this, the 16th day of February, 1979.

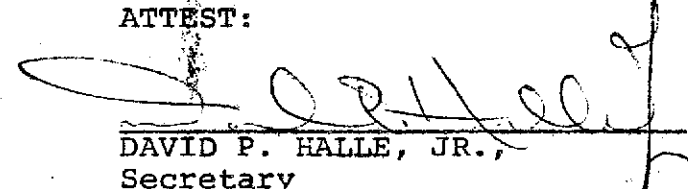


AG-LANDS INVESTMENT COMPANY

By:


JAMES G. ROBBINS, President

ATTEST:


DAVID P. HALLE, JR.,
Secretary

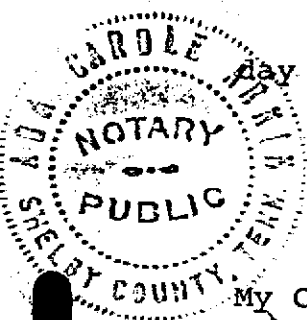
STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for the above county and state, James G. Robbins and David P. Halle, Jr., personally known to me to be the President and Secretary, respectively, of Ag-Lands Investment Company, who acknowledged that they each signed and delivered the above and foregoing instrument on the day and year therein named for and on behalf of and as the act and deed of said Ag-Lands Investment Company, they being thereunto duly authorized so to do.

Given under my hand and official seal this the 16th

day of February, 1979.



Ada Carole Allen
Notary Public

My Commission Expires:

My Commission Expires March 9, 1982

STATE OF MISSISSIPPI, DEBOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock and 30 minutes A.M., 1 day of March, 1979 and that the same has been recorded in Book No. 139, Page 255 records of Warrant ~~Deeds~~ Deeds of said County.

Witness my hand and seal this 2 day of March, 1979

4.50 pd

SEAL H. B. Ferguson CLERK